

Northern Area Plan Update Meeting Agenda

- Welcome! Please sign in.
- Introductions
- Project Overview
- Myths and Misconceptions
- Planning in Chesterfield County
- The Next Steps
- End by 9 p.m.

Introductions

- Elected and Appointed Officials
- Planning Department Management
- The Project Team

Barbara Fassett -- Planning Administrator



Kuzhal ("Curel") Sundar -- Planner



Carl Schlaudt – Principal Planner

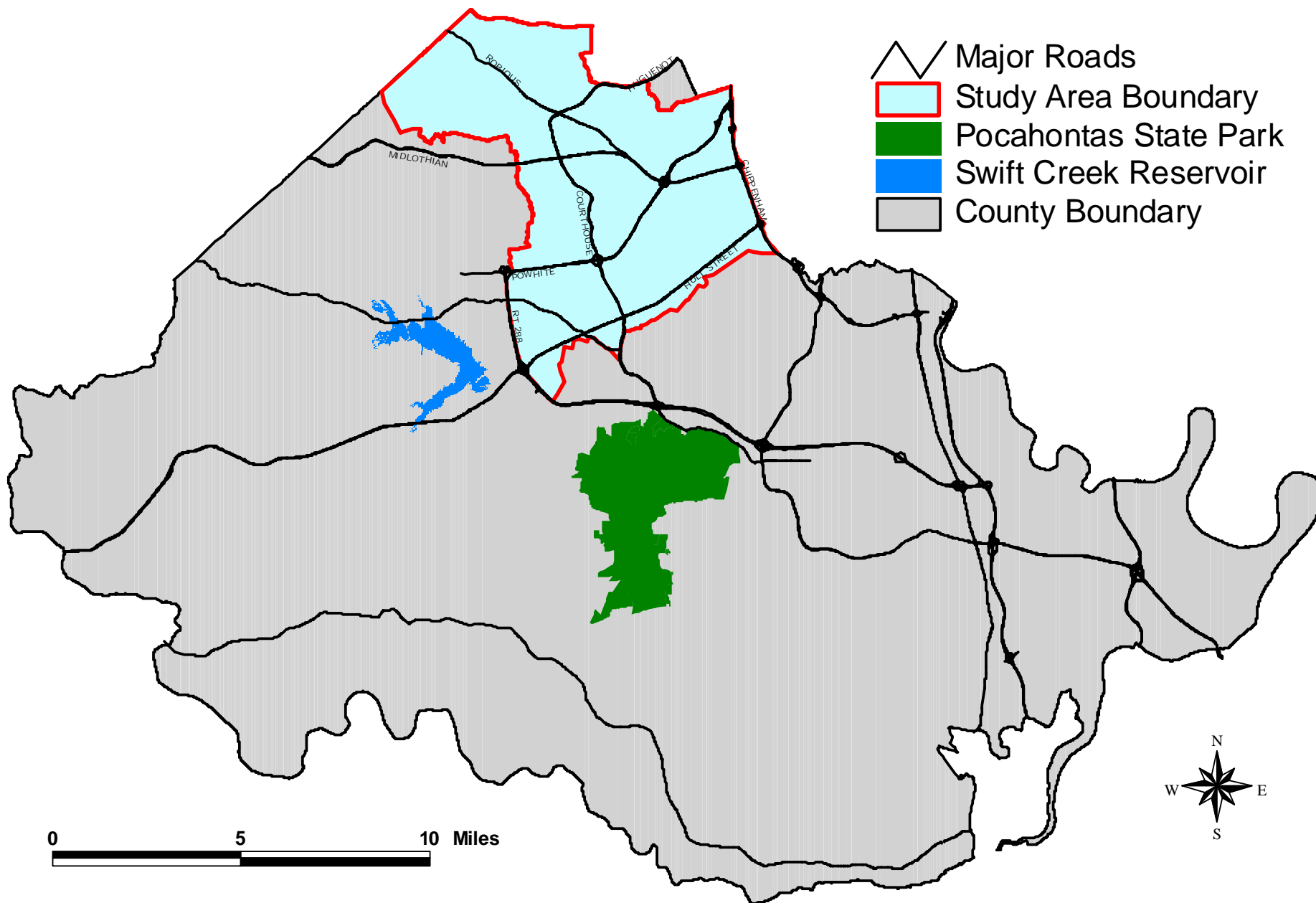


Project Overview

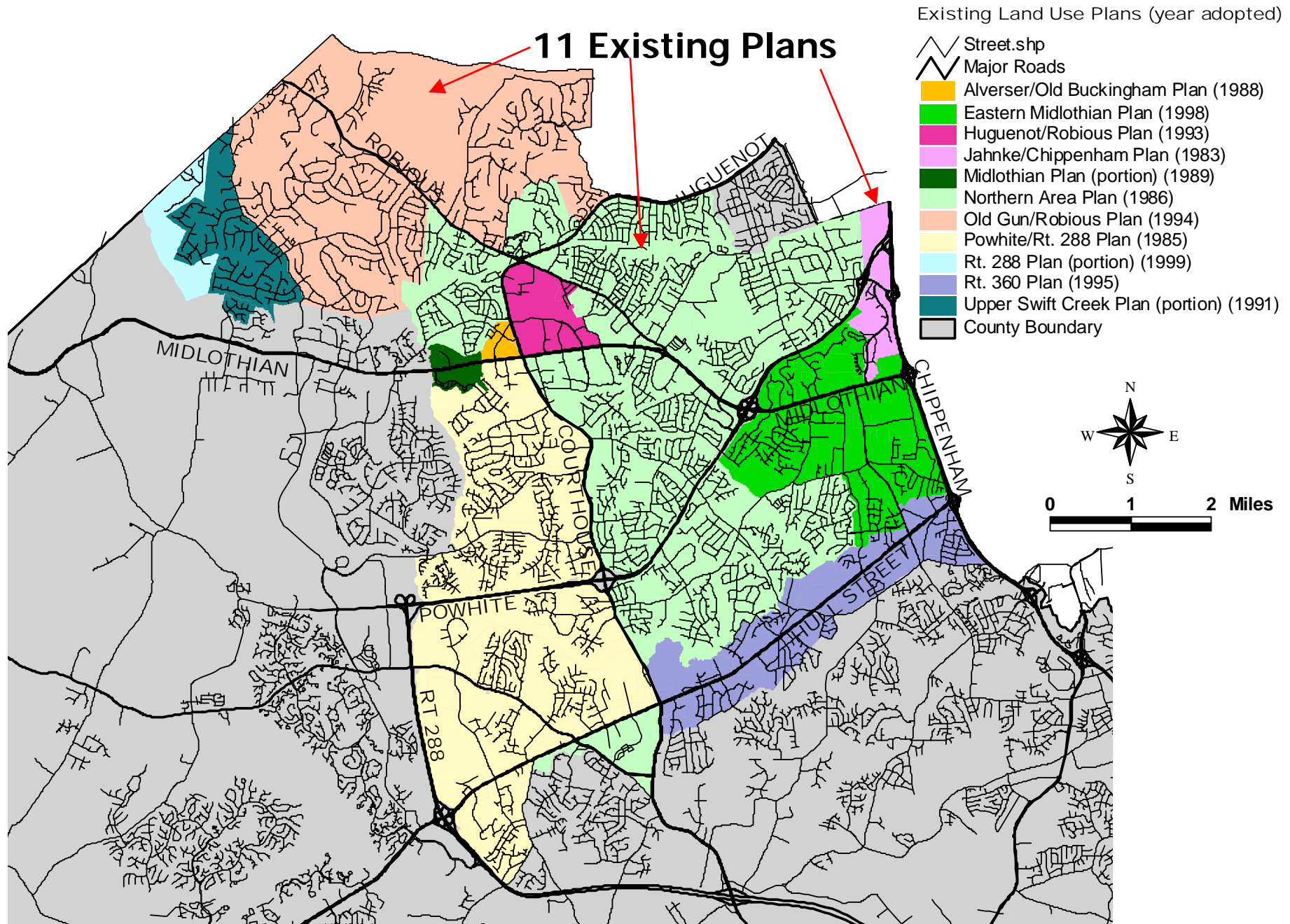
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- Project Study Area
- Reasons For This Project
- Tentative Project Schedule

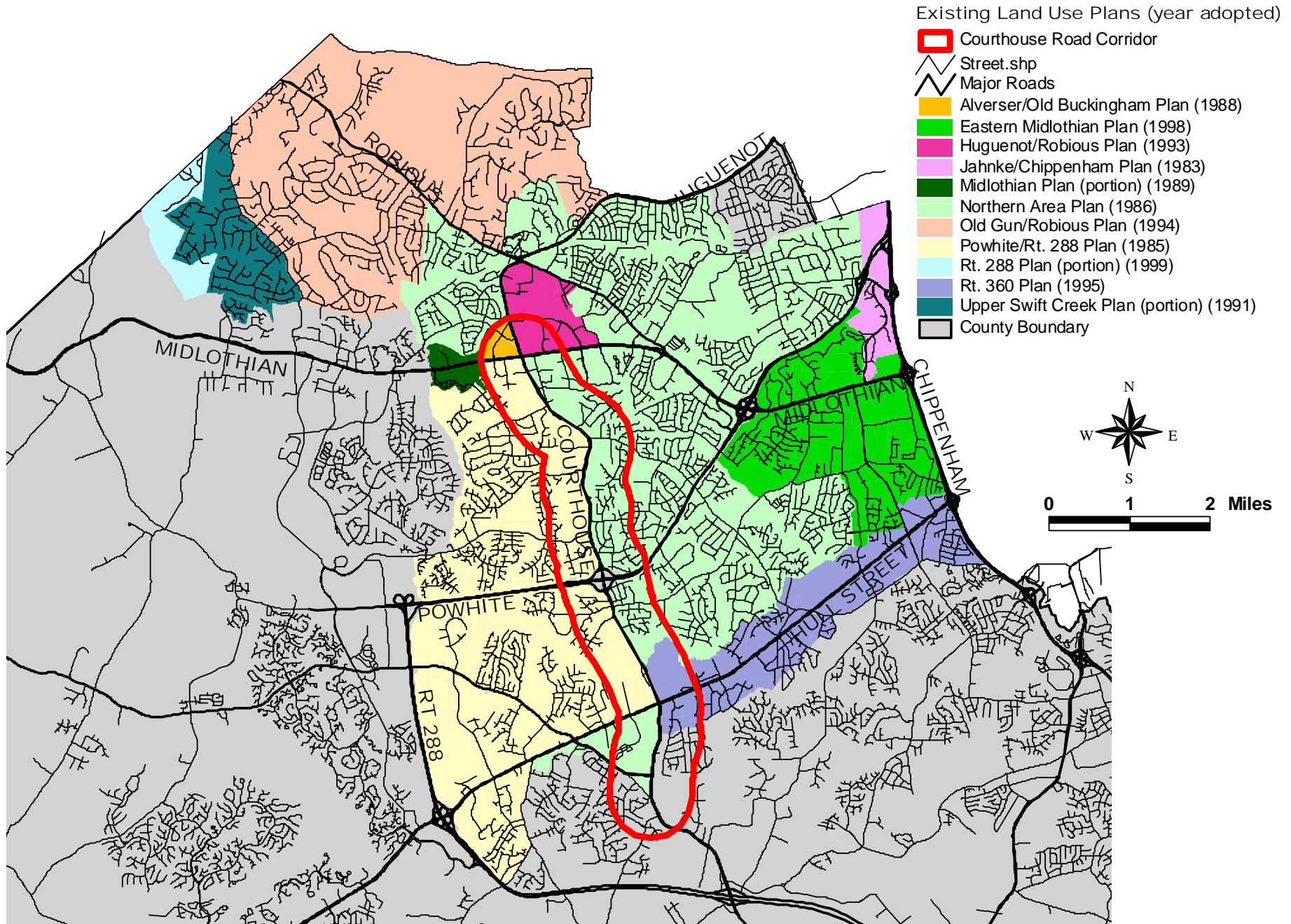
This map illustrates the study area in western North Carolina. The study area boundary is highlighted in red, encompassing parts of Polk, Watauga, and Van Dusen counties. Major roads are shown as black lines, with labels for MD10THIAN, ROUTE 288, and ROUTE 100. Pocahontas State Park is shown in green, and Swift Creek Reservoir is shown in blue. The county boundary is indicated by a grey shaded area. A legend in the top right corner defines the symbols: Major Roads (black line), Study Area Boundary (red line), Pocahontas State Park (green), Swift Creek Reservoir (blue), and County Boundary (grey). A scale bar at the bottom left indicates distances of 0, 5, and 10 miles. A compass rose at the bottom right shows the cardinal directions: North (N), South (S), East (E), and West (W).



Northern Area Plan Update: Study Area



Northern Area Plan Update: Study Area



Project Overview

Reasons For the Project

- Age of Existing Plans:
 - ◆ Average plan is 13 years old (1991)
 - ◆ Significant ownership changes (71%)
- Existing Plans have problems
- Issues in the area have changed
- Need to address future challenges:
 - ◆ 13,000 more residents in next 20 years
 - ◆ 10 square miles of vacant land

Tentative Project Schedule

Timeframe	Courthouse Road Corridor	Entire Plan Area
March 25	Project Overview / Education Phase	
Spring 2004	Citizen Input	
Fall 2004	Draft Recommendations	Citizen Input Draft Recommendations
Spring 2005	Planning Commission and Board of Supervisors Review / Public Hearings	

Myths and Misconceptions

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Myth and Misconception #1

“This project is really about the commercialization of Courthouse Road”

The Reality

The final plan will recommend an appropriate range and balance of future land uses for the northeast part of the county

Myth and Misconception #2

“The Plan will rezone



my property”

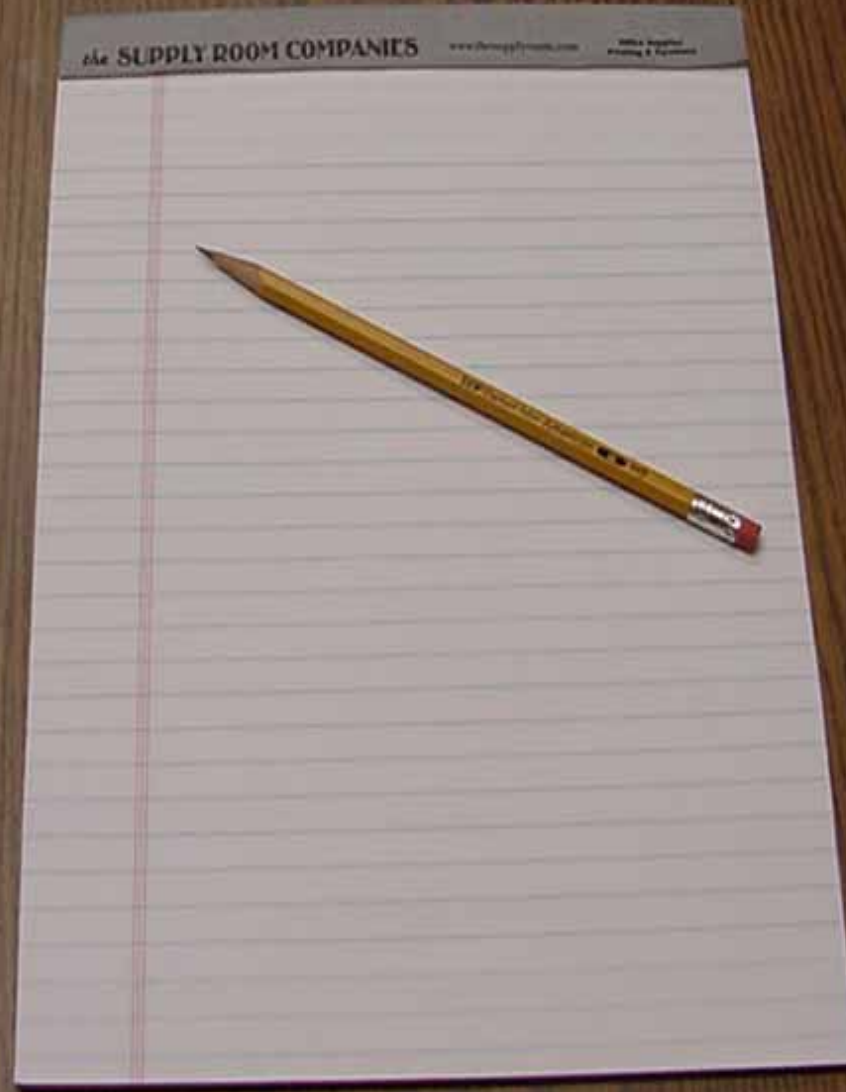
The Reality

The final plan will not rezone any property – it is only a plan. Rezoning is a separate process.

Myth and Misconception #3

**“The County
already has
a draft plan”**

The Reality



We are starting with a clean slate

Myth and Misconception #4

**“Citizen
participation
doesn’t
matter”**



The Reality



Citizen participation is vital for every step of the planning process:

- ◆ Plan creation
- ◆ Plan adoption
- ◆ Plan implementation